

# **\$599,500 - 240 Silverado Range Heights Sw, Calgary**

MLS® #A2252461

## **\$599,500**

5 Bedroom, 3.00 Bathroom, 1,736 sqft  
Residential on 0.08 Acres

Silverado, Calgary, Alberta

Open house Sat Aug 30th 130-330p .  
Welcome to this spectacular semi detached home in the heart of Silverado! Backing serene west and just steps from the natural wetland ponds, this property is a true gem. Offering over 2,300 sq. ft. of developed living space, this home boasts 5 bedrooms, 3.5 bathrooms, a fully finished basement, plenty of room for family, guests, or even a home office. The main floor greets you with a bright open foyer and a spacious open-concept design perfect for everyday living or entertaining. The living room is anchored by a cozy gas fireplace and large windows, filling the space with natural sunlight. Overlooking it all is the well appointed kitchen, complete with ample cabinetry, granite countertops, gas cooking, stainless steel appliances, and a large island with seating. Enjoy your meals in the dining area while taking in peaceful views of mature Aspen trees and lush fully fenced yard.. Also on the main floor is a convenient half bathroom and a laundry/mud room located just off the attached double garage. Upstairs, the home delivers both comfort and versatility. The primary suite easily fits a king sized bed, with a private 4 piece ensuite and a spacious walk in closet overlooking the west backyard. Three additional bedrooms share a full bathroom, or house to use the 4th bedroom to a grand bonus room with vaulted ceilings and oversized windows which is the perfect retreat for family movie nights, a playroom, or a second office. The fully finished basement



adds even more value with a fifth bedroom, rough-in for future bathroom, a generous recreation room ideal for entertaining, overnight guests, or a growing family. Step outside to enjoy your sunny west facing yard with a refinished deck, mature trees that provide natural privacy, and is the ideal setting to host friends or family. Living in Silverado means being only minutes from the new Costco, Silverado Shopping Centre, Spruce Meadows, Shawnessy amenities, the C-Train, schools, library, and the newly opened SW Ring Road for quick access around the city. This beautiful 2 storey home has it all! A must to see for space, style, and a prime location. Call or text today to book your private showing!

Built in 2006

### **Essential Information**

MLS® #	A2252461
Price	\$599,500
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,736
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	240 Silverado Range Heights Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2X 0B8

### Amenities

Amenities Other, Park  
Parking Spaces 6  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage  
Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Lighting, Storage  
Lot Description Back Yard, City Lot, Few Trees, Front Yard, Private, Rectangular Lot, Yard Drainage  
Roof Asphalt Shingle  
Construction Mixed  
Foundation Poured Concrete

### Additional Information

Date Listed August 29th, 2025  
Zoning R-2M  
HOA Fees 210  
HOA Fees Freq. ANN

### Listing Details

Listing Office MaxWell Capital Realty

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